

**IN THE
COMMONWEALTH OF VIRGINIA
REAL ESTATE BOARD**

Re: Patricia A. Hill
Alexandria, VA 22308

File Number 2007-04636
License Number 0225155963

CONSENT ORDER

Respondent Patricia A. Hill ("Hill") recognizes and acknowledges being subject to and bound by the Regulations of the Real Estate Board ("Board"), as well as by all other applicable Virginia laws.

Hill knowingly and voluntarily waives any proceedings for this matter under the Administrative Process Act, §§ 2.2-4019, 2.2-4020, and 2.2-4021 of the 1950 Code of Virginia, as amended.

Board's Regulations provides:

18 VAC 135-20-155. Grounds for disciplinary action.

The board has the power to fine any licensee, and to suspend or revoke any license issued under the provisions of Chapter 21 (§ 54.1-2100 et seq.) of Title 54.1 of the Code of Virginia, and this chapter where the licensee has been found to have violated or cooperated with others in violating any provision of Chapter 21 (§ 54.1-2100 et seq.) of Title 54.1 of the Code of Virginia, Chapter 1.3 (§ 6.1-2.19 et seq.) of Title 6.1 of the Code of Virginia or any regulation of the board. Any licensee failing to comply with the provisions of Chapter 21 (§ 54.1-2100 et seq.) of Title 54.1 of the Code of Virginia or the regulations of the Real Estate Board in performing any acts covered by §§ 54.1-2100 and 54.1-2101 of the Code of Virginia may be charged with improper dealings, regardless of whether those acts are in the licensee's personal capacity or in his capacity as a real estate licensee.

Historical Notes:

Derived from Virginia Register Volume 19, Issue 12, eff. April 1, 2003.

The Report of Findings, which contains the facts regarding the regulatory and/or statutory issues in this matter, is incorporated with the Consent Order.

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By signing this Consent Order, Hill acknowledges an understanding of the charges and admits to the violation(s) of the Counts as outlined in the Report of Findings. Hill consents to the following term(s):

Count 1:	18 VAC 135-20-300.9	\$300.00

SUB-TOTAL (MONETARY PENALTIES)		\$300.00
BOARD COSTS		\$150.00
TOTAL		\$450.00

In addition, for violation of Count 1, Hill agrees to complete at least eight (8) hours of continuing education pertaining to Ethics and Standards of Conduct and/or other equivalent course approved by the Board and provide proof of attendance and successful completion within six (6) months of the effective date of this order.

It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal of license.

Any monetary penalties, costs, and/or sanctions are to be paid/performed within thirty days of the effective date of this consent order unless otherwise specifically noted above. Hill acknowledges any monetary penalty and/or costs as a debt to the Commonwealth and agrees that in the event of a default, or the return of a check for insufficient funds, Hill will be responsible for all reasonable administrative costs, collection fees, or attorney's fees incurred in the collection of whatever funds are due.

Hill acknowledges that failure to pay any monetary penalty or costs and/or to comply with all terms of this Order within the specified time period, shall result in the automatic suspension of Hill's license until such time as there is compliance with all terms of this Order. Patricia A. Hill understands the right to have this automatic suspension considered in an informal conference pursuant to the Administrative Process Act §§ 2.2-4019 and 2.2-4021 of the 1950 Code of Virginia, as amended, but knowingly and voluntarily waives any rights to the proceeding and hereby waives any further proceedings under the Administrative Process Act §§ 2.2-4020 and 2.2-4021 of the 1950 Code of Virginia, as amended.

The effective date of this Order shall be the date of execution by the Board.

SEEN AND AGREED TO:

The undersigned represents and affirms that he/she has the authority to legally bind Patricia A. Hill, to this Consent Order. The individual, by his/her signature below, acknowledges he/she read the Consent Order, understands it, and agrees that Patricia A. Hill, shall be bound by its terms and conditions.

Patricia A. Hill 11-15-08
Signature Date

Patricia A. Hill, Associate Broker
Printed Name and Title

SO ORDERED:

Entered this 18th day of September, 2008.

Real Estate Board

BY: Jay W. DeBoer
Jay W. DeBoer, Secretary
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**VIRGINIA DEPARTMENT OF PROFESSIONAL
AND OCCUPATIONAL REGULATION
COMPLIANCE & INVESTIGATIONS DIVISION
9960 MAYLAND DRIVE, SUITE 400
RICHMOND, VA 23233-1463**

REPORT OF FINDINGS

BOARD: Real Estate Board
DATE: June 18, 2008

FILE NUMBER: 2007-04636
RESPONDENT: Patricia A. Hill
LICENSE NUMBER: 0225155963
EXPIRATION: November 30, 2008

SUBMITTED BY: Sherell Queen
APPROVED BY: Demetrios J. Melis

COMMENTS:

None.

Patricia A. Hill ("Hill") was at all times material to this matter a licensed Real Estate Associate Broker in Virginia (No. 0225155963).

Based on the analysis and/or investigation of this matter, there is probable cause to believe the respondent has committed the following violation(s) of the Code of Virginia and/or Board's regulation(s):

BACKGROUND:

On June 29, 2007, the Compliance & Investigations Division of the Department of Professional and Occupational Regulation received a written complaint from Adonna McNeil ("McNeil") regarding Pat Hill and Fairfax Realty, Inc. (Exh. C-1)

On December 15, 2005, Robert and Christy Spencer ("the Spencers"), as seller, and McNeil as buyer, entered into a Regional Sales Contract for the purchase 8176 Fernlake Court, Alexandria, Virginia 22309 ("subject property"). ReMax Allegiance ("ReMax") as listing firm, and Jill Durante ("Durante"), as listing agent, represented the Spencers. Fairfax Realty, Inc. ("Fairfax Realty"), as selling firm, and Pat Hill ("Hill"), as selling agent, represented McNeil.

1. Board Regulation

18 VAC 135-20-300. Misrepresentation/omission.

Actions constituting misrepresentation or omission, or both, include:

9. Knowingly making any material misrepresentation or making a material misrepresentation reasonably relied upon by a third party to that party's detriment

Historical Notes

Derived from VR585-01-1 §6.11, eff. July 15, 1987; amended, Virginia Register Volume 5, Issue 23, eff. October 1, 1989; Volume 7, Issue 14, eff. May 15, 1991; Volume 8, Issue 13, eff. May 15, 1992; Volume 11, Issue 18, eff. June 28, 1995; Volume 15, Issue 5, eff. January 1, 1999; Volume 19, Issue 12, eff. April 1, 2003.

Print Date: September 1, 2004

FACTS:

On December 19, 2005, McNeil had a home inspection performed on the subject property. The home inspection report revealed that the windows needed repair. (Exh. C-3)

On December 29, 2005, McNeil obtained an estimate for the repair of the windows. The estimate revealed that the windows could not be repaired but needed to be replaced for \$13,850.00. (Exh. C-4)

On January 5, 2006, McNeil settled on the subject property. (Exh. C-1 and R-1)

Sometime between December 19, 2005, and January 5, 2006, Hill verbally told McNeil that she would give her \$3,000.00 towards the purchase of replacing the windows. (Exh. C-1 and R-1)

On December 20, 2007, in a written statement to the Board and on May 29, 2008, during a telephone interview, Hill informed the Board's agent that she has not given McNeil the \$3,000.00 toward the purchase of replacing the windows because she has not had the money. (Exh. R-1 and I-2)

As of June 10, 2008, Hill has not given McNeil the \$3,000.00 towards the purchase of replacing the windows. (Exh. I-3)